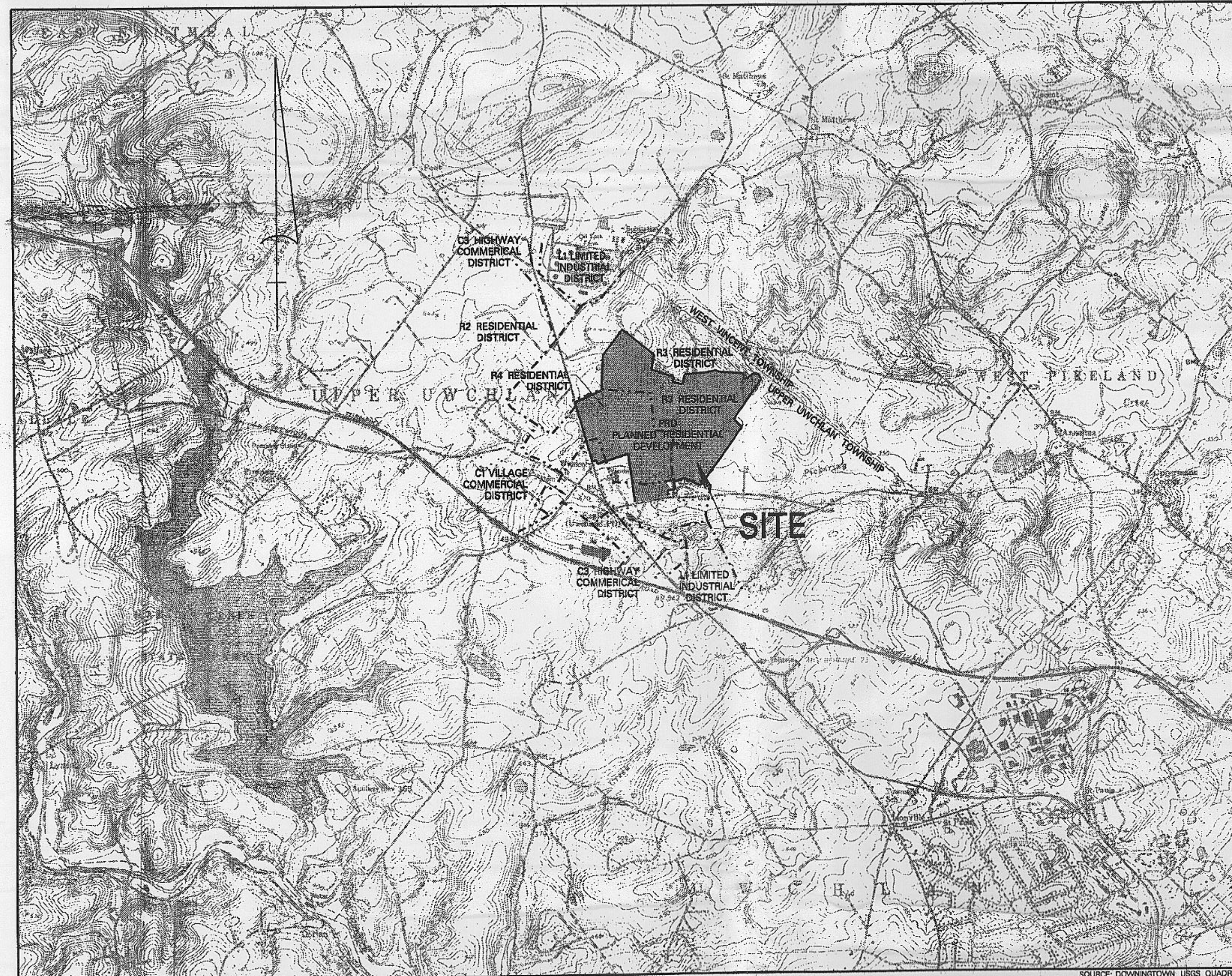


# BYERS STATION

## FINAL LAND DEVELOPMENT PLAN

- NOTES:
- APPLICANT: TOLL BROS., INC.  
3103 PHILMONT AVENUE  
HUNTINGDON VALLEY, PA 19008  
(215) 938-0028
  - OWNER: TOLL BROS., INC.  
3103 PHILMONT AVENUE  
HUNTINGDON VALLEY, PA 19008  
(215) 938-0028
  - TRACT BEING: TAX MAP PARCELS NUMBERS 32-4-19-1, 32-4-19-2, 32-4-28, 32-4-21, AND 32-4-27 OF DEED BOOK 467 PAGE 1476, DEED BOOK 582 PAGE 38, AND DEED BOOK 582 PAGES 60 & 66 AND PARCEL 32-4-21.2 OF DEED BOOK 179 PAGE 658 OF THE TAX MAPS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.
  - OUTBOUND INFORMATION TAKEN FROM PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY PLAN OF BYERS STATION, UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, DATED JUNE 18, 2000, AND PREPARED BY RICHARD C. MAST ASSOCIATES, P.C. PLAN IS BASED UPON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.
  - TOPOGRAPHY TAKEN FROM PHOTOGRAMMETRY COMPILED BY L. ROBERT KIMBALL & ASSOCIATES INC., EBENSBURG, PA FROM AERIAL PHOTOGRAPHY DATED MARCH 18, 2000. TOPOGRAPHIC INFORMATION WAS SUPPLEMENTED WITH SURVEY WORK PERFORMED BY TAYLOR, WISEMAN & TAYLOR. ALL ELEVATIONS ARE BASED THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - WETLANDS LIMIT LINES WERE TAKEN FROM A PLAN ENTITLED: WETLAND SURVEY PLAN, BRYN COED FARMS, PREPARED BY WOODWARD-CLYDE CONSULTANTS, DATED AUGUST 8, 1997 AND FROM FIELD LOCATIONS SURVEYED BY TAYLOR, WISEMAN & TAYLOR.
  - THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES, WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE BEFORE HEAVY EQUIPMENT ENTERS THE CONSTRUCTION SITE.
  - FINAL INQUIRIES TO "PA ONE CALL" (PHONE NO. 1-800-242-7778) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANIES.
  - IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES, AS SHOWN, ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATION OF OTHER UTILITIES.
  - UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND BASED ON EXISTING INFORMATION RECEIVED FROM THE UTILITY COMPANIES.
  - ALL MATERIALS, METHODS AND DETAILS FOR CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE REGULATIONS OF UPPER UWCHLAN TOWNSHIP, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, PENNDOT PUBLICATION 724, LAST UPDATED NOVEMBER 1, 2000 OR THE MOST RECENT EDITION AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE.
  - ALL WATER MAINS TO BE CEMENT LINED DUCTILE IRON PIPE CONFORMING TO ANSI A 21.51 (AWWA C900), CLASS 52, WITH EITHER MECHANICAL OR PUSH ON JOINTS. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF FOUR (4) FEET OF COVER.
  - WATER MAINS AND SANITARY SEWERS SHALL BE IN SEPARATED BY TEN (10) FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18 INCHES MINIMUM BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSING, THE SEWER SHALL BE 18 INCHES MINIMUM BELOW THE WATER OR THE SEWER SHALL BE AWWA C900 SPECIAL CLASS 52, CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS FOR TEN (10) FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWERS CROSSOVERS ARE WITHIN 18 INCHES UNDER A STORM DRAIN, THE SANITARY SEWER SHALL BE AWWA C900 SPECIAL CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS FOR TEN (10) FEET EACH SIDE OF CROSSING.
  - ALL SANITARY SEWER PIPE TO BE POLY-VINYL CHLORIDE PIPE TYPE PS4, SDR-35, CONFORMING TO ASTM D 3034 EXCEPT WHERE OTHERWISE NOTED. IN ALL AREAS, SEWERS TO BE CEMENT-LINED DUCTILE IRON PIPE WITH A SULFUR-RESISTANT INTERIOR CEMENT LINING.
  - ELECTRIC, TELEPHONE, CABLE TV, GAS AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND UPPER UWCHLAN TOWNSHIP.
  - TRAFFIC CONTROL SIGNS TO BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PENNDOT PUB. 408/2000, SECTION 900, PENNDOT PUB. 238M, "HANDBOOK OF APPROVED SIGNS" AND MUTCD, MILENMIUM EDITION SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING OR ALUMINUM PLANKS MOUNTED ON REFLECTIVE SHEETING MOUNTED ON STEEL U-CORNER POSTS. ALL CONFORMING TO PENNDOT SPECIFICATIONS.
  - ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, STANDARDS AND SPECIFICATIONS AS MAY BE ADOPTED BY THE TOWNSHIP AND SUGGESTED REGULATIONS OR REQUIREMENTS OF THE APPROPRIATE STATE OR COUNTY BODIES HAVING JURISDICTION OVER THE SUBJECT MATTER.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DULY ACCEPTED BY THE BOARD OF SUPERVISORS AS DEDICATED FOR PUBLIC USE. THE TOWNSHIP SHALL NOT BE RESPONSIBLE FOR SUCH CONSTRUCTION OR MAINTENANCE.
  - ASBUILT DRAWINGS OF ALL FACILITIES INCLUDING PLANS AND ELEVATIONS SHALL BE PROVIDED TO THE TOWNSHIP. ALL UNDERGROUND PIPING SYSTEMS SHALL BE MARKED WITH TAPE ALLOWING THE FUTURE LOCATION OF SUCH SYSTEMS WITH LINE DETECTING DEVICES.
  - ALL UTILITIES ARE TO BE LOCATED A MINIMUM OF TWO (2) FEET FROM THE FACE OF ANY STRUCTURE, INCLUDING CULVERTS, MANHOLES, ETC., WHEREVER POSSIBLE.
  - THE "ULTIMATE RIGHT-OF-WAYS" FOR STATION BOULEVARD AND SUNDERLAND AVENUE EAST ARE OFFERED TO THE TOWNSHIP IN PERPETUITY AT NO COST TO THE TOWNSHIP.
  - WALKWAY/BIKEWAY ARE TO BE BUILT WITH A 2% TO 3% CROSS SLOPE. CONSTRUCTION OF THE WALKWAY/BIKEWAY SHALL BE IN ACCORDANCE WITH THE 1999 AASHTO PUBLICATION, GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES.
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR TRAILS AND WALKWAY/BIKEWAY, A FIELD MEETING SHALL BE HELD BETWEEN THE TOWNSHIP AND THE DEVELOPER IN ORDER TO CONFIRM THE FINAL CONSTRUCTION DETAILS.
  - HOUSE NUMBERS AND MAILBOX LETTERING ARE TO BE REFLECTORIZED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE MARSHAL.
  - SIGHT DISTANCE SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH SECTION 1502.H OF THE ZONING ORDINANCE. ADDITIONALLY, ALL LIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO, SIGNAGE AND VEGETATION) SHALL BE REMOVED BY THE DEVELOPER TO PROVIDE A MINIMUM OF 300 FEET OF SIGHT DISTANCE. IN ALL INTERSECTIONS ALONG SUNDERLAND AVENUE EAST AND BYERS STATION BOULEVARD, FOR A DRIVER EXITING A PROPOSED INTERSECTION ONTO THE THROUGH ROAD, THE DRIVER MUST BE CONSIDERED TO BE TRAVELING FIFTEEN (15) FEET FROM THE NEAR EDGE OF THE CURBING AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'-6"). ABOVE THE PAVEMENT SURFACE, THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE THROUGH ROADWAY TRAVEL LANE DESIGNATED FOR USE BY THE APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE DEVELOPER.
  - ALL AREAS ADJACENT TO TRAILS SHALL BE STABILIZED IN ACCORDANCE WITH APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS.
  - ALL TREES WITHIN SIGHT TRIANGLES, CLEAR SIGHT LINES AND MEDIAN ISLANDS SHALL BE PRUNED OF ALL BRANCHES BELOW EIGHT (8) FEET. ALL SHRUBS WITHIN SIGHT TRIANGLES AND CLEAR SIGHT LINES SHALL BE PRUNED TO A MAXIMUM HEIGHT OF TWO (2) FEET. ALL PRUNING OF TREES AND SHRUBS WITHIN SIGHT TRIANGLES AND CLEAR SIGHT LINES SHALL BE CONTINUALLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - PRIOR TO INSTALLATION OF THE PEDESTRIAN AND TRAIL SIGNS THE DEVELOPER SHALL MEET WITH THE TOWNSHIP TRAFFIC CONSULTANT, IN THE FIELD, TO CONFIRM THE NEED FOR EACH OF THE SIGNS, AS WELL AS THEIR DESIGNATION AND PLACEMENT LOCATION.
  - SIGHT DISTANCE EASEMENTS SHALL COINCIDE WITH SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS ALONG BYERS STATION BOULEVARD AND SUNDERLAND AVENUE EAST.
  - GENERAL REAL ESTATE SIGNS, DIRECTIONAL SIGNS AND FOR SALE SIGNS SHALL BE PERMITTED THROUGHOUT THE DEVELOPMENT UNTIL COMPLETION.
  - THE DESIGN AND LOCATION OF THE FORCE, SPRAY DISTRIBUTION, AND EFFLUENT RETURN MAINS HAVE BEEN PROVIDED BY YERKES ASSOCIATES.
  - AIR RELIEF VALVES AND MANHOLES ARE REQUIRED AT ALL HIGH POINTS OF THE FORCE SPRAY DISTRIBUTION, AND EFFLUENT RETURN MAINS AS SHOWN ON THE PLANS. IF DURING THE COURSE OF CONSTRUCTION, ADDITIONAL HIGH POINTS ARE CREATED, THEN ADDITIONAL AIR RELIEF VALVES AND MANHOLES SHALL BE PROVIDED. IN SUCH CASE, CONTRACTOR SHALL OBTAIN APPROVAL FROM DESIGN ENGINEERS (TAYLOR WISEMAN



LOCATION MAP  
SCALE: 1" = 2000'

# UPPER UWCHLAN TOWNSHIP

## CHESTER COUNTY, PENNSYLVANIA

THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE SHOWN ABOVE WRITTEN.

MY COMMISSION EXPIRES:

(NOTARY PUBLIC OR OTHER OFFICER)

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED

HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUB-

DIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE,

IN ACCORDANCE WITH THIS PLAT, AND THAT ALL PROPOSED STREETS AND

ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO

THE PUBLIC USE.

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF UPPER UWCHLAN

TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

VICE CHAIRMAN

MEMBER

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

VICE CHAIRMAN

SECRETARY

REVIEWED BY THE UPPER UWCHLAN TOWNSHIP ENGINEER

DATE: \_\_\_\_\_

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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SHEET NO. \_\_\_\_\_ DESCRIPTION

PREPARED BY TAYLOR WISEMAN & TAYLOR

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NUMBERED SEPARATELY

PREPARED BY TAYLOR, WISEMAN & TAYLOR

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PREPARED BY GLACKIN THOMAS PANZAK, INC.

- |          |                             |
|----------|-----------------------------|
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REVISION NO. 1: REVISED UNIT COUNT AND LAYOUT FOR PARCEL 4 (1/21/03)  
REVISION NO. 2: REVISED GRADING IN PARCEL 3 TO INCREASE USABLE REAR YARD & TO HAVE SAME FOR EACH LOT (1/21/03)  
REVISION NO. 3: HONANIAN CLARIFY INTERSECTION AND CULVERT GRADES (REVISE NOTE 24 10/30/04)  
REVISION NO. 4: ADD RECREATION AREA PLAN (6/10/04)  
REVISION NO. 5: PER 10000 US REVIEW LETTER (1/15/05)  
REVISION NO. 6: REVISED AS PER 10000 US REVIEW LETTER (1/15/05)  
REVISION NO. 7: REVISED IN ACCORDANCE WITH 1/15/04 & 10/24/04 REVIEW COMMENTS FROM COCD.  
REVISION NO. 8: REVISED PER CLIENT AND SPRAY IRRIGATION REVISIONS PER YERKES  
REVISION NO. 9: REVISED IN ACCORDANCE WITH REVIEW COMMENTS FROM TOWNSHIP CONSULTANT, CHESTER COUNTY SCD & URS  
REVISION NO. 10: REVISED BYERS STATION ROAD LAYOUT & IN ACCORDANCE FROM CHESTER COUNTY SCD & TOWNSHIP TRAFFIC CONSULTANT.  
REVISION NO. 11: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS.  
REVISION NO. 12: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS AND CHESTER COUNTY SCD.  
REVISION NO. 13: REVISED FOR TRAFFIC SIGNAGE PERMIT SUBMISSION.  
REVISION NO. 14: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS.  
REVISION NO. 15: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS.

APPROVED:	DATE:	REVISIONS:	NO.	DATE:
NEAL J. CAMERON		1	01/21/03	
		2	01/21/03	
		3	01/21/03	
		4	01/21/03	
		5	01/21/03	
		6	01/21/03	
		7	01/21/03	
		8	01/21/03	
		9	01/21/03	
		10	01/21/03	
CONTINUED				
PA PROFESSIONAL ENGINEER		SCALE: 1" = 200'		
DATE: JANUARY 18, 2002		DRAWING NO: WCL-1638		
SHEET		1 OF 58		

TITLE SHEET

BYERS STATION

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

TAYLOR • WISEMAN & TAYLOR

CONSULTING ENGINEERS & SURVEYORS

PLANNERS • LANDSCAPE ARCHITECTS

602 BRANDYWINE PARKWAY, WEST CHESTER, PA 19380

TELEPHONE NO. (610) 918-9200 FAX NO. (610) 918-1111